Tocky B.

From: "Tocky B." <stockton@ttlc.net>
To: "Seacoast Sold Team" <Team@SeacoastSold.com>
Sent: Friday, July 18, 2014 8:26 AM
Subject: Re: Another Septic design needed

Nancy,

I have read Ken Grant's report, done some additional research on the property, and visited the site. The lot was created before 1967 and therefore will be recognized by DES as a lot of record. According to the assessor's records, the house was built in 1959, so its original 3 bedroom status would also be respected at such time as a new design is required. Applications for remediation of failed systems are routinely accorded waivers of current rules and standards to allow for the best solution to non-conforming site conditions. Because this system is not in failure, however, a new application at this time would be subject to more stringent review criteria both by DES and by the Town of North Hampton, possibly including Zoning variances. Because of this, I would advise buyers to leave the existing system in place and take care of it rather than try to replace it at this time. If failure occurs in the future, I am confident that a 3 bedroom design can be developed and approved for this lot. I would estimate the current cost for a septic design to be around $2000 (including DES review $300, Town review $270, Design fee $1000-1100, and backhoe $200-250, but not including ZBA application, if required).

If new owners take care of this system, they could get years of additional life out of it. If they are new to onsite disposal, they should learn about septic systems....there is plenty of information on the web. Good care of a septic system includes thoughtful water usage and proper disposal of grease, garbage, chemicals, and paper products..... NOT to the septic system.
NO Garbage disposal !! I would suggest having the tank pumped every 2 years if there are more than 2 or 3 people living in the house.

Jim Albert is welcome to call if he has additional questions.

Tocky

Anne W. Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
PO Box 1306
Hampton, NH 03843-1306
603 929-7404
cell 603 765-8918

----- Original Message -----

From: Seacoast Sold Team
To: 'Tocky B.'
Cc: 'Thomas Ray'
Sent: Sunday, July 13, 2014 10:43 AM

Printed from Internet for on 7/13/2014

Aug 12 1 41 PM '83 2331

ENGINEERS
SURVEYORS
DESIGNERS

JOHN W. DURGIN ASSOCIATES, INC.

ESTABLISHED 1919

800 GREENLAND ROAD
PORTSMOUTH, N.H. 03801

1 WAKEFIELD STREET
SUITE 204
ROCHESTER, N.H. 03867

REVISIONS-

1. APRIL 27, 1983 - REVISE ABUTTING LINE OF CARPENTER & BROWLEY AREAS
2. MAY 27, 1983 - ADD HOUSE & DRIVE, MONUMENTS SET

NO. 5061 PAUL M. DURGIN LICENSED LAND SURVEYOR STATE OF NEW HAMPSHIRE

BOUNDARY COURSES

LINE	BEARING	DISTANCE
L1	N14°44'-50'E	44.84'
L2	N15°31'-50'E	66.14'
L3	N13°43'-05'E	44.67'
L4	N13°44'-15'E	65.05'
L5	N20°12'-30'E	29.99'
L6	S64°17'-15'E	52.38'
L7	S13°34'-20'W	45.22'
L8	N66°13'-20'W	80.91'

PINE ROAD

TRUE NORTH
MAGNETIC
10° ±
NOTE: BEARINGS SHOWN ARE MAGNETIC.

JOSEPHINE LAMPREY
JOHN J. & MAUREEN B. PRESTON
RICHARD & CANDICE RAY
N. JOHN & LINDA MARTIN
CLEO & HAZEL FAULKINGHAM
ROSE SMITH
NANCY & MORRISON GOULD
BEATRICE STODDARD
WILLIAM & VIRGINIA CARPENTER
RICHARD & WENDY CROWLEY
JOHN & JUNE CLARY
GRANT & ELIZABETH SEAVERNS
RONALD & MARY PARSONS
BRUCE & CYNTHIA BROWN
ALPHONSE & BARBARA NAVELSKI
RODNEY & BARBARA ROBINSON
WALTER & ANN LERMER

EXISTING AREA WANYO
PARCEL = 11.29 ACRES
NEW AREA = 13.90 ACRES

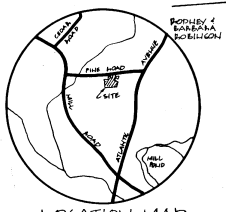
WANYO TO LEVACK
111,502 SQ.FT.
2.561 ACRES

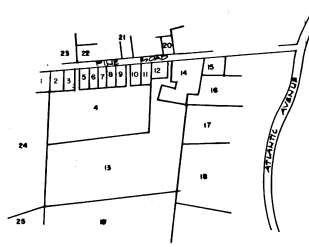
PROPERTY LINE TO BE ABANDONED

LEVACK TO WANYO
223,123 SQ.FT.
5.122 ACRES

EXISTING AREA LEVACK
PARCEL = 17.85 ACRES
NEW AREA = 15.25 ACRES

LOCATION MAP





ABUTTERS VICINITY SKETCH

NOT TO SCALE

LEGEND

SYMBOL	MAP/LOT NO.
1	7 7
2	7 8
3	7 9
4	7 10
5	7 11
6	7 12
7	7 13
8	7 14
9	7 15
10	7 16
11	7 17
12	7 18
13	7 19
14	7 20
15	7 21
16	7 24-01
17	7 24-02
18	7 25
19	7 27
20	7 82
21	7 96
22	7 102
23	7 103
24	3 76
25	3 77

Abutters List

Map/Lot
7/7 Josephine Lamprey; 15 Pine Rd., North Hampton, NH 03862
7/8 John J. & Maurine B. Preston; P.O. Box 583, North Hampton, NH 03862
7/9 Richard H. & Candice A. Ray; 19 Pine Rd., North Hampton, NH 03862
7/10 Theodore & Marilyn Wanyo; 19A Pine Rd., North Hampton, NH 03862
7/11 John N. & Linda G. Martin; 192 Hempstead Turnpike, Box 192, West Hempstead, NY 11552
7/12 Cleo B. & Hazel Faulkingham; 23 Pine Rd., North Hampton, NH 03862
7/13 Rose Smith; 25 Pine Rd., North Hampton, NH 02862
7/14 Nancy L. & Morrison T.H. Gould; 27 Pine Rd., North Hampton, NH 03862
7/15 Beatrice E. Stoddard; 29 Pine Rd., North Hampton, NH 03862
7/16 William D. & Virginia A. Carpenter; 31 Pine Rd., North Hampton, NH 03862
7/17 Richard P. Jr. & Wendy A. Crowley; 33 Pine Rd., North Hampton, NH 03862
7/18 John & June Clary; 35 Pine Rd., North Hampton, NH 03862
7/19 Rosemarie Levack; 72 Foster St., North Andover, MA 01845
7/20 Grant H. & M. Elizabeth Seaverns; 39 Pine Rd., North Hampton, NH 03862
7/21 See 7/207/24 Ronald R. & Mary A. Parsons; 182 Atlantic Ave., North Hampton, NH 03862
7/25 Alphonse C. & Barbara M. Navelski; 164 Atlantic Ave., North Hampton, NH 03862
7/27 Walter & Ann R. Lermer; 80 Mill Rd., North Hampton, NH 03862
7/92 Henry R. Jr. & Marion Masten; 34 Pine Rd., North Hampton, NH 03862
7/96 Roland P. & Mary S. Gagnon; 28 Pine Rd., North Hampton, NH 03862
7/102 Peter G. & Louise P. Inglis; 18 Pine Rd., North Hampton, NH 03862
7/103 James M. & Jacquelin Freeman; 16 Pine Rd., North Hampton, NH 03862
3/76 Bruce G. & Cynthia L. Brown; Washington St., Seabrook, NH 03874
2/77 Rodney A. & Barbara E. Robinson; 161 Elwyn Ave., Portsmouth, NH 03801

Approved By
North Hampton Planning Board
Date 6/1/83
Richard W. Burgum
Chairman

LOT LINE REVISION
NORTH HAMPTON, N.H.

FOR: HARVEY W. & ROSEMARIE C. LEVACK AND
THEODORE M. & MARILYN M. WANYO

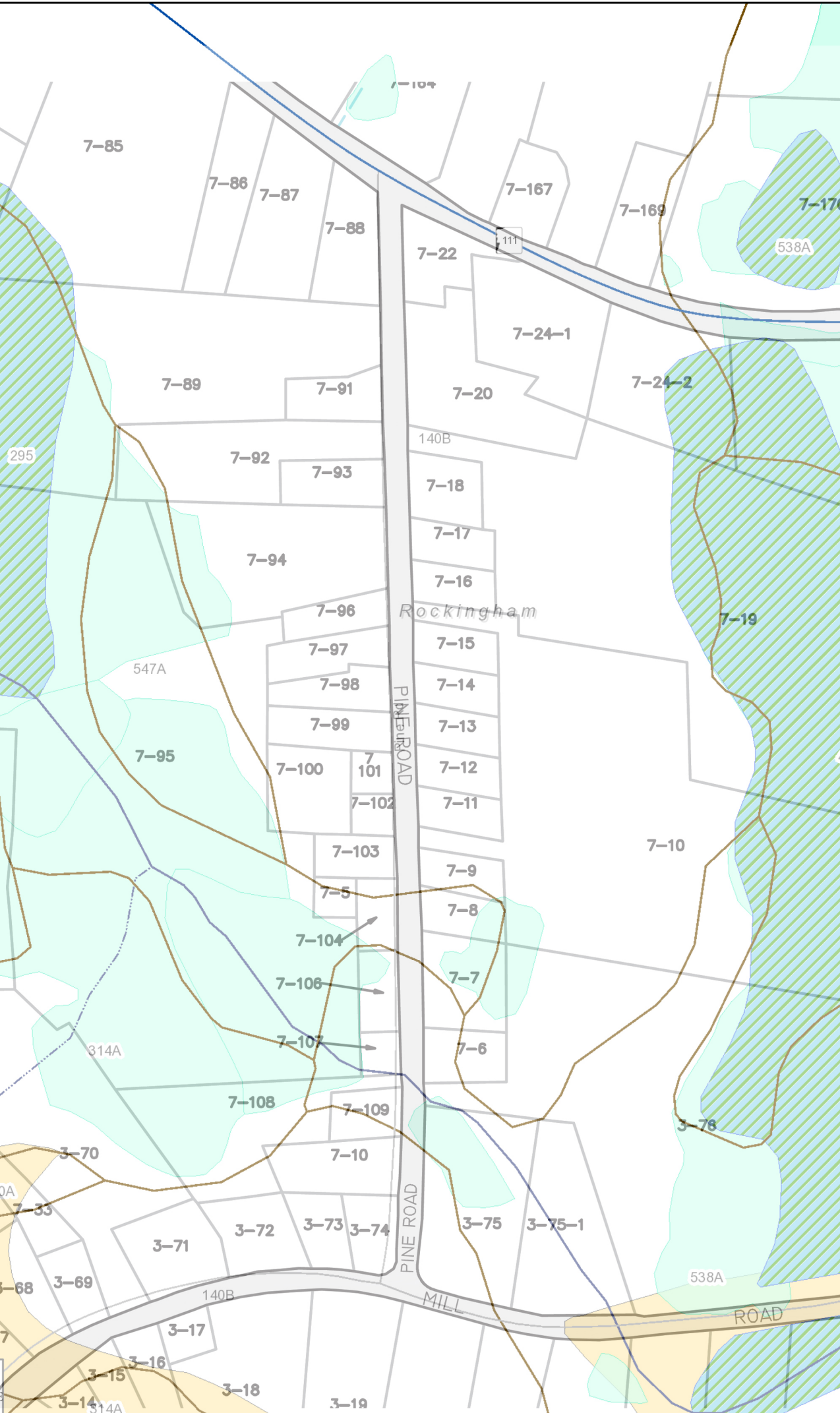
SCALE: 1 INCH = 100 FEET

APRIL 1983

100 0 100 200 300 400 FEET
50 0 50 100 METERS

D-11762

FILE NO. 3351
PLAN NO. 50136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PINE ROAD
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140B
MILL
ROAD
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19 PINE RD

Location	19 PINE RD	**Assessment**	$251,400
Mblu	007/ 009/ 000/ /	**Appraisal**	$251,400
Acct#	000476	**PID**	755
Owner	RAY RICHARD TRUSTEE	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2013	$117,300	$134,100	$251,400

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2013	$117,300	$134,100	$251,400

Owner of Record

Owner	RAY RICHARD TRUSTEE	**Sale Price**	$0
Co-Owner	RICHARD RAY REV TRUST	**Book & Page**	5488/1011
Address	19 PINE RD NO HAMPTON, NH 03862	**Sale Date**	10/18/2013

Ownership History

Ownership History			
Owner	**Sale Price**	**Book & Page**	**Sale Date**
RAY RICHARD H & CANDICE A	$38,500	2269/ 375	10/01/1976

Building Information

Building 1 : Section 1

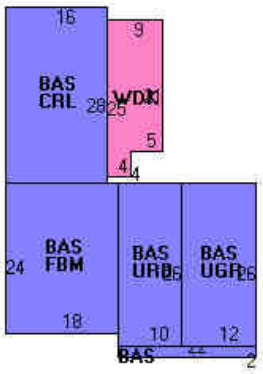
Year Built: 1959
Living Area: 1496
Replacement Cost: $156,386
Building Percent Good: 75
Replacement Cost Less Depreciation: $117,300

Building Attributes	
Field	**Description**
Style	Split-Level
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
MH Park	

Building Photo

(http://images.vgsi.com/photos/NorthHamptonNHPhotos//\00\00\15/79.jpg)

Building Layout



Building Sub-Areas			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1496	1496
CRL	Crawl Space	448	0
FBM	Basement, Finished	432	0
UGR	Garage, Basement	312	0
URB	Basement,Raised Unfinished	260	0
WDK	Deck, Wood	205	0
		3153	1496

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	SINGLE FAM MDL-01
Zone	R1
Neighborhood	
Alt Land Appr	No
Category	

Land Line Valuation

Size (Sqr Feet)	19602
Frontage	
Depth	
Assessed Value	$134,100
Appraised Value	$134,100

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2012	$133,100	$134,100	$267,200
2011	$133,100	$134,100	$267,200
2010	$133,100	$134,100	$267,200

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2012	$133,100	$134,100	$267,200
2011	$133,100	$134,100	$267,200
2010	$133,100	$134,100	$267,200

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PINE ROAD
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MILL
ROAD
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Tocky B.

From: "Seacoast Sold Team" <Team@SeacoastSold.com>
To: "'Tocky B.'" <stockton@ttlc.net>
Cc: "'Thomas Ray'" <th.ray@comcast.net>
Sent: Sunday, July 13, 2014 10:43 AM
Attach: 19 Pine Road Inspection response.pdf
Subject: Another Septic design needed

Tocky- Attached is the response to a home inspection at 19 Pine Rd in No Hampton. There is not design at the town and the heirs do not know anything about the system. It was originally a 3 bedroom trilevel and probably 30 years ago they added a 4th bedroom wing out back. At this time they probably upgraded to a 1500 gal tank. Can you help us move forward with this? Tom Ray may be calling you. He is the executor of his parent's estate . We don't know if you can add to current field or if we need a new one. Thanks for your help . Nancy Beveridge

---

From: Jim Albert [mailto:jim.albert@comcast.net]
Sent: Saturday, July 12, 2014 1:30 PM
To: Team@SeacoastSold.com
Subject: 19 Pine Road inspection response

Hi Nancy,
Please see attached.
Buyers put this together based on existing septic plan review and drawings by Ken Grant, radon air test results, and Tim's inspections and observations of other items.
Buyers also state they will sign up for handling after closing a number of other things, some listed, some not.
If you would like, I can elaborate on the septic situation(Ken Grant is a licensed septic installer, not just and inspector), and how more than two occupants in the home will overload the undersized leach field, sooner than later and it will be a problem unfortunately because it will fail.
Thanks and looking forward to feedback.

Jim Albert
Associate Broker
NH and Maine
Buyers Brokers of the Seacoast
33 Deer St., Suite 4A
Portsmouth, NH 03801
Mobile 603.867.3290
Office 800.654.9935 x199
Fax 603.372.2880
www.exclusivebuyerrep.com
jim.albert@comcast.net

NH AGENCY DISCLOSURE FORM
http://www.nh.gov/nhrec/Brokerage%20Relationship%20Disclosure%20Form%207-19-11.pdf

MAINE FORM 3 AGENCY DISCLOSURE FORM
http://www.maine.gov/pfr/professionallicensing/professions/real_estate/pdf/RECform3.pdf

click here Common Sense Home Buying Guide

July 12, 2014

Home Inspection Contingency Response

Property: 19 Pine Road, North Hampton, NH
Buyers: Mike Cristiano and Jennifer Mixon
Sellers: Estate of Richard H. Ray, Executor Thomas H. Ray
Date of Offer: July 1, 2014

This Addendum is attached and made part of the Sales and Deposit Receipt dated July 1, 2014 **between** Estate of Richard H. Ray, Executor Thomas H. Ray, **Sellers, and** Mike Cristiano and Jennifer Mixon **Buyers, for the property located at** 19 Pine Road, North Hampton, NH

Home View Inspections conducted an inspection and Radon Air test. Ken Grant Septic inspected the tank and leach field, all this on July 9, 2014.

Radon air test results are 7.99 pCi/L, average.

Septic Tank size confirmed as 1,500 gallons. Leach field determined to be undersized for a 2 bedroom loading on the system. In general, modern 2 bedroom leach fields measure 20 x 25, the subject leach field measures 15 x 25, so not greater than 2 bedroom leach field.

The following list are items buyers request be addressed prior to closing at sellers expense;

- Seller to obtain a 3 bedroom septic design and install a 3 bedroom leach field on site to handle at minimum 3 of the 4 bedrooms in the home.
- Install vent/fan/air handler type Radon Air Mitigation system, to encompass existing basement and under master bedroom.
- Mold remediation under master bedroom.
- Repair and re-flash wood trim board at living room roof line to second floor side wall junction. Replacing trim board and soft rotted siding and any flashing and damaged underlayment.

Buyer will step up and take ownership for repair and replacement the following, some of which is beyond its useful life and/or in need of immediate attention.

1. **Deck**: existing deck is not fastened to home, nor to support posts at top or bottom. Deck Railings are shorter than current code requirements of 36 inches minimum. Add safety railing and dig up and replace support posts.

2. **FHW Boiler and Water heater**: Buyer has resources and can get help in replacing these aged units, being beyond their useful life.

3. **Insulation**: Many areas have no insulation where there should be and the remaining areas are far less insulated than expected. Additional insulation and venting is required.

4. **Electrical**: electric circuit to jet tub was disabled, so jet tub could not be run. Inspector could not identify circuit to energize, during the scope of the inspection in order to run tub. Buyer will repair circuit and accept condition of jet tub.

Respectfully submitted,

Jennifer C Mira 7/12/14
Buyer Date

Seller Date

7/13/14
Buyer Date

Seller Date

Tocky B.

From: "Seacoast Sold Team" <Team@SeacoastSold.com>
To: "'Tocky B.'" <stockton@ttlc.net>
Cc: "'Thomas Ray'" <th.ray@comcast.net>
Sent: Sunday, July 13, 2014 11:20 AM
Attach: Cristiano Mike Mixon Jennifer.jpeg
Subject: septic report for 19 Pine Rd

Tocky- Here is report buyer got on current system

Nancy Beveridge, Heather Carrigg, Leanne Ouellette
Seacoast Sold Team- Coldwell Banker Residential Brokerage, Portsmouth, NH
office: 603-334-1919
Nancy Cell: 603-765-2663
Heather Cell: 603-860-0064
website: www.SeacoastSold.com
Find recommended contractors: www.OnlineReferralDirectory.com

---

From: Jim Albert [mailto:jim.albert@comcast.net]
Sent: Sunday, July 13, 2014 11:15 AM
To: Team@SeacoastSold.com
Subject: 19 Pine Road - 2 Documents, More to be delivered

Good Morning – Here are 2 documents. There will be more delivered later today. Have a great day, Jim

Jim Albert
Associate Broker
NH and Maine
Buyers Brokers of the Seacoast
33 Deer St., Suite 4A
Portsmouth, NH 03801
Mobile 603.867.3290
Office 800.654.9935 x199
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NH AGENCY DISCLOSURE FORM
http://www.nh.gov/nhrec/Brokerage%20Relationship%20Disclosure%20Form%207-19-11.pdf

MAINE FORM 3 AGENCY DISCLOSURE FORM
http://www.maine.gov/pfr/professionallicensing/professions/real_estate/pdf/RECform3.pdf

click here Common Sense Home Buying Guide

GRANT CONSTRUCTION LIC#
372 PARKER MOUNTAIN ROAD, BARRINGTON, N

Septic System Inspection: **By:** Ken Grant

Name Mike Cristiano & Jennifer Mixon **Location** 19 Pine

By performing this inspection, we are able to determine the general condition of the septic system will continue to work. The inspection and report is based upon observ time of the inspection. The condition of this system can change as early as 24 hours; Intended for an active working system before tank pumping. 2 Bedr

State Construction Approval unknown

Type of system Crushed Stones & Pipe **System condition** Small l

Leachfield grade allows Storm runoff **Topsoil** 7" **Fill** 6"

Construction 12"± Crushed Stones and 4" perforated p

Black Sand/stone None Seen **Leachate water** None at t

Separate drain area for other appliances None Seen

Septic tank Concrete rectangular **Size**

Inlet baffle PVC tee - o.k. **Outlet baffle** PVC tee -

Condition Structure o.k. No breaks No Separat

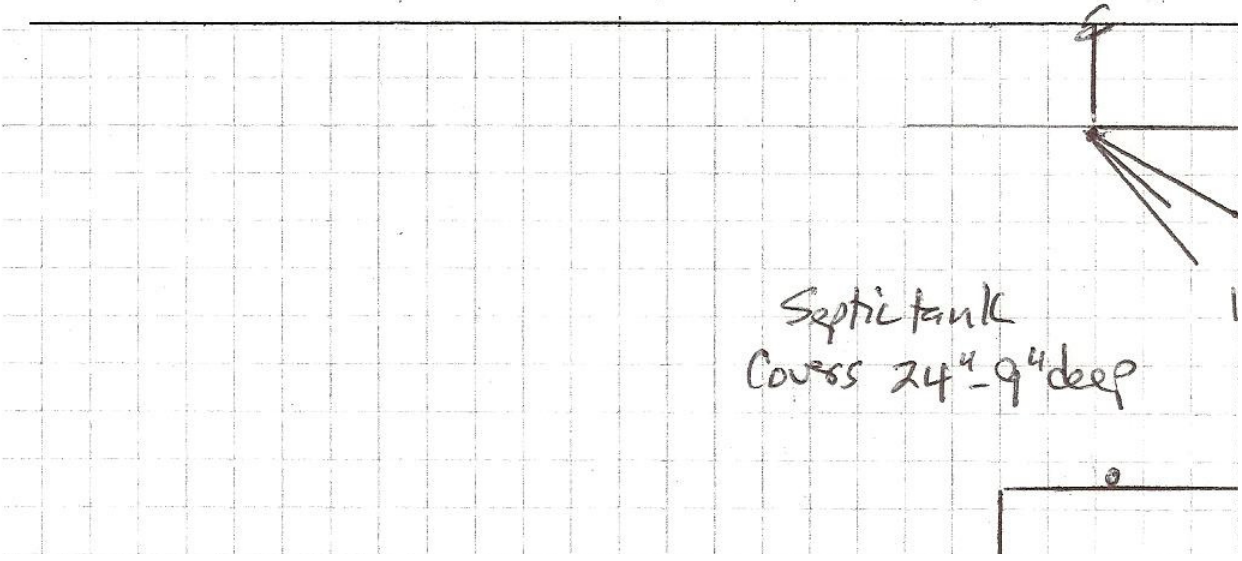
Inlet pipe 4" C.I. - PVC **Outlet pipe** 4" PVC

Operating level meets design intent; 2-3" below inlet and at invert of outlet yes

Tank installed level yes **Backup/overcharge** No **Tank outlet**

Pump up system No **Working order** N/A

pump septic tank every 3 years. SIZE OF Leac
2 BDRM System.



Mcristiano35 @gmail.com

GRANT CONSTRUCTION LIC# 2377

372 PARKER MOUNTAIN ROAD, BARRINGTON, NH 03825 (603) 664-2529

Septic System Inspection: By: Ken Grant Date: July 9, 2014

Name Mike Cristiano & Jennifer Mixon Location 19 Pine Rd, North Hampton NH

By performing this inspection, we are able to determine the general condition of the septic system, but we cannot predict how long the septic system will continue to work. The inspection and report is based upon observations of the conditions that existed only at the time of the inspection. The condition of this system can change as early as 24 hours; this is an inspection and not a guarantee.

Intended for an active working system before tank pumping. 2 Bedroom Leachfield

State Construction Approval Unknown

Type of system Crushed Stones & Pipe System condition Small leachfield in good Condition

Leachfield grade allows stormrunoff Topsoil 7" Fill 6" Coarse sand

Construction 12"± Crushed Stones and 4" perforated pipe

Black Sand/stone None Seen Leachate water None at bed grade Vent No

Separate drain area for other appliances None Seen

Septic tank Concrete rectangular Size 1500 gallons

Inlet baffle PVC tee - o.k. Outlet baffle PVC tee - o.k. Rootgrowth No

Condition Structure o.k. No breaks No Separations in Wall or top Pumping done 6/14

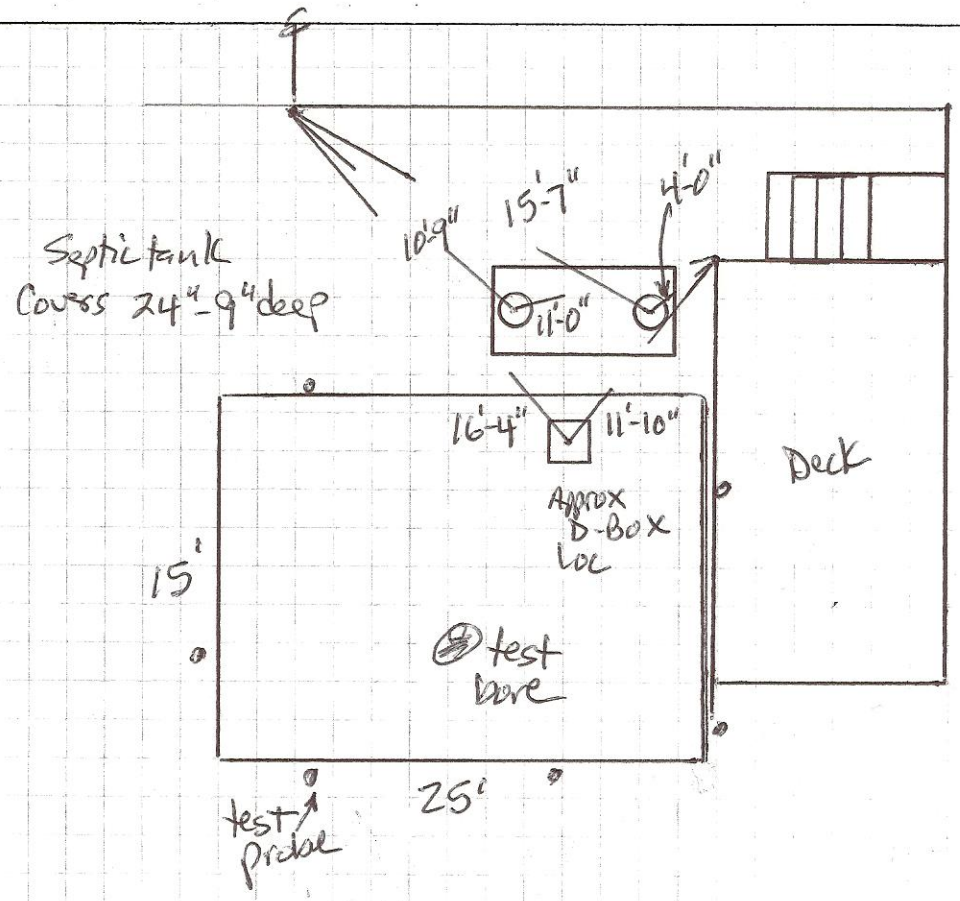
Inlet pipe 4" C.I. - PVC Outlet pipe 4" PVC Covers o.k.

Operating level meets design intent; 2-3" below inlet and at invert of outlet Yes

Tank installed level Yes Backup/overcharge No Tank outlet filter No

Pump up system No Working order N/A Alarm No

pump septic tank every 3 years. SIZE OF leachfield Not greater than 2 BDRM System.



No Scale